| 143.0 | 0006 | 0013.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 976,700 | / | 976,700 |
| USE VALUE: | 976,700 | / | 976,700 |
| ASSESSED: | 976,700 | / | 976,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 98 | | SPRING AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LARSON WILLIAM T & CAROLYN A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 98 SPRING AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | LARSON SCOTT W/TRUSTEE - |
| Owner 2: | LARSON FAMILY IRREVOCABLE TR - |
| Street 1: | 98 SPRING AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 9,808 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Vinyl Exterior and 2288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9808.000 | 405,300 | | 571,400 | 976,700 |
| Total Card | 0.225 | 405,300 | | 571,400 | 976,700 |
| Total Parcel | 0.225 | 405,300 | | 571,400 | 976,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.88 | /Parcel: 426.8

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 92991 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 02/04/09 |

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0013.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 405,300 | 0 | 9,808. | 571,400 | 976,700 | 976,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 310,200 | 0 | 9,808. | 535,700 | 845,900 | 845,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 310,200 | 0 | 9,808. | 442,800 | 753,000 | 753,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 310,200 | 0 | 9,808. | 407,100 | 717,300 | 717,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 310,200 | 0 | 9,808. | 371,400 | 681,600 | 681,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 303,000 | 0 | 9,808. | 364,300 | 667,300 | 667,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 303,000 | 0 | 9,808. | 338,500 | 641,500 | 641,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 303,000 | 0 | 9,808. | 322,100 | 625,100 | 625,100 | | 12/13/2012 |

!11129!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:20:02 |

**LAST REV**

| Date | Time |
|---|---|
| 03/21/18 | 13:48:19 |
| mmcmakin | |
| 11129 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 92991 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| LARSON SCOTT W/ | 1522-15 | | 1/25/2018 | Convenience | 1 | No | No | | Filed both ways 70555:42 |
| LARSON WILLIAM | 1434-22 | | 5/7/2013 | Convenience | 1 | No | No | | |
| | 14910-250 | | 2/1/1983 | | 111,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 2/7/2012 | 123 | Re-Roof | 9,500 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 2/4/2009 | Measured | 372 | PATRIOT |
| 12/23/2008 | Meas/Inspect | 163 | PATRIOT |
| 4/28/2000 | Inspected | 283 | PATRIOT |
| 11/23/1999 | Mailer Sent | | |
| 11/16/1999 | Measured | 264 | PATRIOT |
| 9/1/1990 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9808 | | Sq. Ft. | Site | | 0 | 80. | 0.73 | 9 | | | | | | | | | 571,391 | | | | | | 571,400 | |

Total AC/HA: 0.22516 | Total SF/SM: 9808 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 571,391 | Spl Credit | Total: 571,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1935 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 14 - Asphalt Tile | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.15675664 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 144.580 |
| Other Features: | 93500 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 497864 |
| Depreciation: | 92603 |
| Depreciated Total: | 405261 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | M |
| Totals | | | |
| 1 | 7 | 3 | |

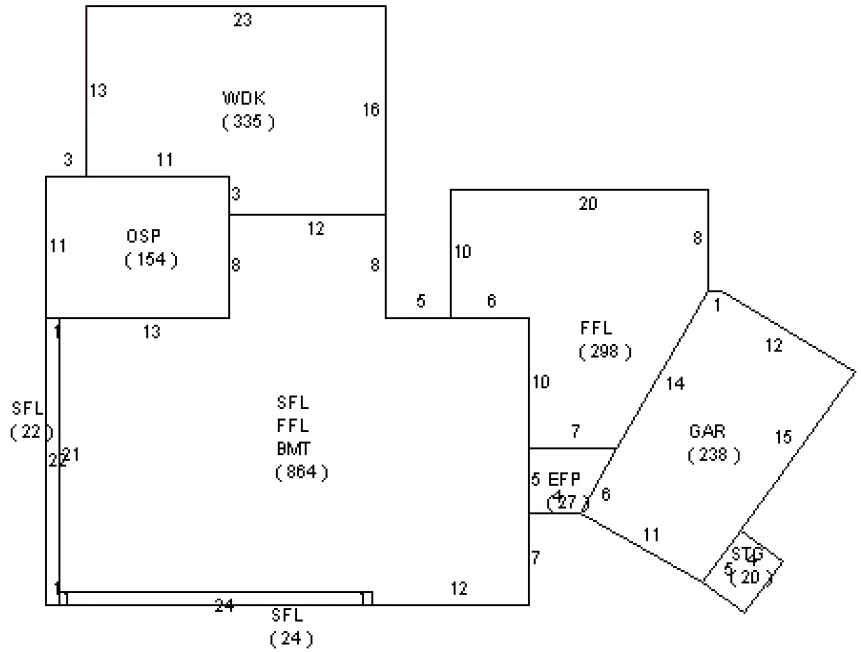
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 159.04 |
| Special Features: | 0 | Val/Su Net: | 109.25 |
| Final Total: | 405300 | Val/Su SzAd | 195.61 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,162 | 144.580 | 168,002 |
| SFL | Second Floor | 910 | 144.580 | 131,568 |
| BMT | Basement | 864 | 50.420 | 43,565 |
| WDK | Deck | 335 | 8.980 | 3,010 |
| GAR | Garage | 238 | 25.500 | 6,069 |
| OSP | Screen Porch | 154 | 29.930 | 4,610 |
| EFP | Enclos Porch | 27 | 72.590 | 1,960 |
| STG | Storage | 20 | 16.000 | 320 |
| | Net Sketched Area: | 3,710 | Total: | 359,104 |

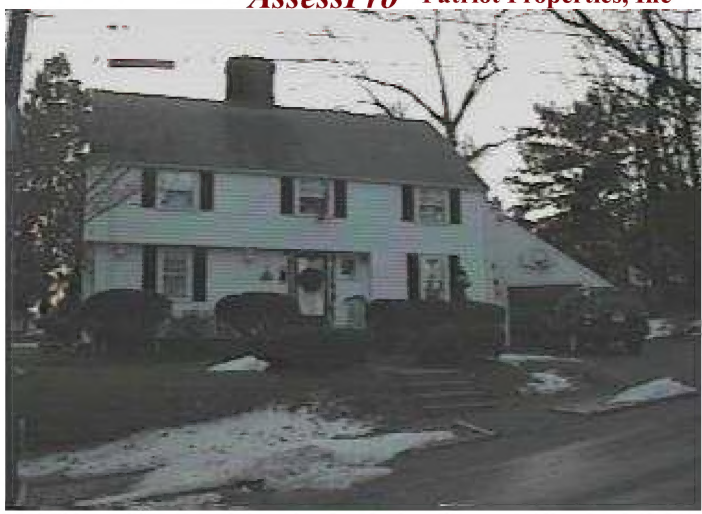
| Size Ad | 2072 | Gross Are | 3710 | FinArea | 2288 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 25 | A | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

143.0-0006-0013.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|